

# ZONING BOARD OF APPEALS

51 GROVE STREET

ARLINGTON, MA 02476

DRAFT

January 28, 2020

7:45 PM

Lyons Hearing Room

MINUTES:

**Attendance:** George Buckley, Chris Collins, Marvin Lewton, Tom Allen, Juliet Packard, Peter Gentile, Chris Rawell, Chris Keene, Sam D'Agostino, Marianne Kiklis, Katelyn Riley, Sean Riley, Jim O'Rourke, Judy Mintz, Grant Cook, Rita Kelly, Sean Hourican, Mark Wanamaker, Alyssa Saunders, Dave Harity, Lori Pescatore, Tana Brummer, Karen Russell, Anne Meinke, Sarah Forney, Erika Brill, Albert Santiago, Angie Hazard, Lisa Marshall, Jane Foley, Paul Stanton, Valerie Gould, Carmine Guancie, Chris, Gigurve, jack Ciulla, Mark Colosimo, Kristen Greeley, Joe Fahey, Jean Foley, Michele DiCarra-DeBlasio, Brian Franford, Mark DiCarra, Jared Glane-Berger, Joseph Solomon, Bruce Canarro, David Leslie, Ben Ives, Renee Tsoukelaes, Cristina Roof, Deborah Richard, Bonnie Hourican, Janet ORiordan, Allison McGinty, Magan Olander, Kristen Andersen, Claudine Sewart, Danielle Dean, Mary LaRose, Hannah Vaughn, Aram Nalbandyan, Dan Delongchamp, Bob Hewes, Iris Petersen, John Palmieri.

## ZBA MEMBERS IN ATTENDANCE:

Christian Klein, Acting Chair

Roger DuPont, Esq.

Shawn O'Rourke, Esq.

Kevin Mills

Patrick M. Hanlon

Docket #3612, 1314 Massachusetts Avenue.

Prior to this hearing Acting Chairman Klein introduced and welcomed the new ZBA Members Kevin Mills and Patrick Hanlon. Mr. Klein also noted that the agenda items would be heard out of order. The applicant, First House LLC, was seeking a variance for parking relief in order to

open up a eating and drinking establishment at 1314 Mass Avenue. There were many people in support of this venture. Although many people spoke in favor of the request, they all had the same reason. The reasoning was that Arlington Heights was struggling to keep stores open and a restaurant/pub was just what was needed to bring life back to this area. The Board explained to the audience that although the idea was a good one, they could not grant the variance due to the fact that the request did not meet the four criteria. Mr. Hanlon recommended the applicant continue the request to a future date and try to address the criteria. Attorney Joseph Fahey represented the current businesses and noted that the request did not meet the parking requirements set forth in the Zoning Bylaw and the Bylaw did not offer relief for parking. It was noted that the Department of Planning and Community Development supported this request. More details will be available in the decision.

CASE CONTINUED TO FEBRUARY 25, 2020

Docket #3611, 27 Melvin Road

The applicant, Iris Petersen, was seeking a Special Permit to construct an addition to her home located at 27 Melvin Road. Because the addition exceeded over 750 square feet of additional living space, a Special Permit would be required. After addressing a few neighbors concerns, Mr. DuPont asked if there were any other requirements associated with this request. Mr. Vallarelli explained that the project was still subject to all additional building code and local requirements but it was the Special Permit that had to be approved by the Board. The Department of Planning and Community Development recommended that this request should be approved.

**SO VOTED 5-0**

Docket #3613, 44 Lockland Avenue

The applicants Sam and Hannah Vaughn were seeking a Special Permit to add additional living space to their property located at 44 Lockland Avenue. Because the property lacked the required usable open space, a Special Permit would be required under Section 8.1.3 of the Zoning Bylaw. Mr. Bob Hughes, a neighbor, had questions about the size and appearance of the proposed construction. Mr. Klein explained that the Zoning Bylaw allowed for two and one half stories in this zoning district. Mr. Klein went on to explain how that calculation is achieved. There were no other questions and after a motion to approve was made by Mr. DuPont, the request was approved.

**SO VOTED 5-0**

Docket #3613, 20 Beacon Street

The applicant, Daniel Delongchamp was seeking a Special Permit to construct an addition to his property located at 20 Beacon Street. Because the additional gross floor area would exceed 750 square feet, a Special Permit would be required. Mr. Klein noted that the Department of Planning

and Community Development recommended that this request be approved, however it noted that the calculations on the application were inaccurate. Mr. Vallarelli explained to Mr. Klein that Inspectional Services made the necessary corrections and had a copy of the revisions. It was noted that the request met all of the criteria necessary to allow the Special Permit. Mr. DuPont made a motion to approve, Mr. Mills seconded the motion. See decision for details.

**SO VOTED 5-0**

**Docket #3615, 41-43 Pond View Road**

Emma Murphy and Drew Ditto wished to construct a dormer to their property at 41-43 Pond View Road. Architectural drawings were presented to the Board. The dormer, if allowed, would add an additional 292 square feet of living space to the property. Because the property lacked the required usable open space, a Special Permit would be required. It was noted that the Department of Community Development and Planning recommended that the Board approve this request. Mr. Klein asked how this dormer would affect the adjacent house as there was a dormer at that property. The applicant explained that in no way would it be possible for both properties to see into each others property due to window locations. The feeling of the Board was that this request was common and unremarkable. Mr. Mills made a motion to approve, Mr. DuPont seconded the motion. More details will be available in decision.

**SO VOTED 5-0**